

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR
LAND USE AND URBAN DESIGN DIVISION
DEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR
SITE PLAN REVIEW COMMITTEE
MINUTES FOR FEBRUARY 11, 2009

Date of Distribution: February 18, 2009

Mr. Andre K. Smith, DOT Traffic
Captain John Carr, Fire Department
Mr. Etta Crafton, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Kevin Sullivan, DOT Planning
Mr. John Igwe, DHCD Plans Examining
Mr. James Wescott, Finance
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Ervin McDaniel, Anthony Cataldo, William Doane; Tumbi, Kirkland Gabriel, Kevin Sullivan for Department of Transportation; James Wescott from Department of Finance; Ken Sands And Peter Little for Parking Authority; No one attended for the Zoning Enforcement Office; No one attended for Mayor's Commission on Disabilities; and John Carr for Fire Department and John Igwe for DHCD have not attended the pre-site plan review meeting.

Agenda

- 1. 651 S. Fulton Avenue/ A-Rab Horse stable**
- 2. 301-17 N. Front Street/ 9 story public parking garage**
- 3. 4500 Harford Road/ New Commercial Building**
- 4. 5601-9 Harford Road/carwash addition to existing auto repair store and gas station (Applicant did not show)**
- 5. Discussion on Cedar Hill County PUD Traffic Impact Study on Baltimore City Roads**
- 6. 4939 Belair Road/ Used cars Dealership - Review update (Applicant did not show)**

651 S. Fulton Avenue/ A-Rab Horse stable

Plans Date: February 11, 2009

Zoning: M-2-2

Urban Renewal: None

Environmental: None

Total Site Area: Approximately 43, 000 sf

Total Disturbed Area: 5,400 sf

Gross Floor Area: 5,400 sf

In addition to the committee members and Planning Staff, in attendance were:

- Denis Chojnowski, DPW: 410-396-4840 & dennis.chojnowski@baltimorecity.gov
- Michael Moore, WBCM: 410-324-4100

Project Summary:

The site a city owned vacant lot ant was the Rail road right-of-way.

DPW is proposing to construct a one story horse stable. There will be a lease agreement between the City and the B& O Rail Road; DPW will construct the building and pass it to A-Rab for maintenance and usage. The building will have a rat guard and a unisex bathroom. There will be one guard at any given time. Environment study was submitted for review.

Comments & Issues:

- SWM - Applicants must check with DPW.
- Fire Department: Recommendation was made to sprinkle the building and construction with non combustible material. City representative stated that the city does will not consider the recommendation at this time.
- Fencing: Additional front chain link fencing with inserts will enclose the front.

Next Steps:

Applicants are advised to submit two sets of plans for final approval and stamp.

Note:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Denis Chojnowski, dennis.chojnowski@baltimorecity.gov

301-17 N. Front Street/9 story public parking garage

Plans Date: February 11, 2009

Zoning: M-2-3

Urban Renewal: Gay Street National Register Historic District

Environmental: F/C

Total Site Area: 21, 690 sf

Total Disturbed Area: 21,690 sf

Gross Floor Area: 9 stories

In addition to the committee members and Planning Staff, in attendance were:

- Kerry Devilbiss, BDC: 410-779-3849 & kdevilbiss@baltimoredevelopment.com
- Alfred Perrone, Desman Associates: 703-448-1190 & errone@desman.com
- Joseph Burt, Desman Associates: 703-448-1190 & jburt@desman.com
- Susan Williams, STV Inc., 410-944-9112 & susan.williams@stvinc.com
- Addison Palmer, STV Inc., 410-944-9112 & Addison.Palmer@stvinc.com
- Justin Grisbury, HCD: 410-396-8213 & Justin.grisbury@baltimorecity.gov
- Dr. Washington, Developer
- Alvin Turner, Parking Authority

Project Summary:

The site is known as 301-307 North Front Street and has street frontage on both front Street and Low Street. Currently the site is improved with an industrial structure that is used for parking.

The proposal is to demolish the existing structure and to construct a nine story parking garage with approximately 389 parking spaces. The first floor of the garage is to have access from Front Street for pedestrians and vehicles. This level will provide for handicapped and van accessible parking. This parking area will not have ramp access to the upper levels and it will be assigned parking. On the first floor there will be a total of 33 parking spaces (parking for CHANCE) with 10 regular HC spaces and three Van accessible.

Comments & Issues:

- FD: Fire Department is okay with Plan.
- UDARP: The Building Elevation will schedule with UDARP for review.
- TIS: Applicants are in contact with DOT.
- BMZA: None is required
- HC Signage: Directional signage must be placed at the Front Street entrance.
- Ticket Spitter: The two entrance lanes gates must be staggered to provide stacking the required 3 to 4 car length spaces.
- Office spaces: Label the plans with office and bathroom.

Next Steps:

- Submit two complete revised sets of plans with elevations for final approval and stamps.

Those listed
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Note:

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- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Susan Williams, STV Inc., 410-944-9112 &
susan.williams@stvinc.com

4500 Harford Road/ New Commercial Building

Plans Date: February 11, 2009

Zoning: B-3-1 & B-3-2

Urban Renewal: Laurelville Business District

Environmental: None

Total Site Area: 24 999

Total Disturbed Area: 24,999

Gross Floor Area: 1,860sf

In addition to the committee members and Planning Staff, in attendance were:

- Grayland Dutton, BDC: 443-841-9602 & gdutton@baltimoredevelopment.com
- Jeff Landsman, JBL: 410-342-5263 7 jeff@jblrealestatellc.com
- Rick Richardson, Richardson Engineering: \$10-560-1502 & rick@richardsonengineering.net
- Kristen Mitchell, BDC: 410-779-3837 & kmitchell@baltimoredevelopment.com

Project Summary:

The site is unimproved vacant land waiting for development opportunities.

The proposal is to construct a two story commercial and office building with two access points Harford Road and Montebello Terrace. The plan also calls to convert Montebello Terrace from Harford Road to the entrance to two ways. Applicants are willing to absorb cost for any changes to the intersection of Harford Road and Montebello Terrace.

Comments & Issues:

- Driveways: The plan has consolidated four existing driveways two driveways. They will be replacing sidewalks, curb and gutter to the city standards. The Committee requested that the driveway exiting to Montebello Terrace shall be widened to at least 19 feet by reducing the area between the building and the curb (install 8" curb) along the building. But along the abutting property, the recommendation is to erect board on board fence with Mural.
- BMZA: Applicants must obtain Variance for parking from the BMZA.
- Community Review: Plans must be submitted to the immediate community association for review and inputs.
- Intersection Improvements: If applicants are certain to go with the conversion of portion of Montebello Terrace to two ways, they will need to submit their request to DOT and accept the cost of the conversion DOT agrees that it can be done. Applicants can also have DOT study if back to back left turn modification is feasible on Harford Road to allow left turns both to commercial building and Safeway Store.
- Building Elevations: Applicants should submit rendered elevation to staff architects for review.
- TIS: Is not required.

Next Steps:

- Applicants must revise the plans with the comments and submit two sets for final approval and stamp.

Note:

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- All approved final site plans must be stamped

Minutes will be e-mailed to: Rick Richardson, Richardson Engineering: \$10-560-1502 & rick@richardsonengineering.net

5601-9 Harford Road/carwash addition to existing auto repair store and gas station

Plans Date: February 11, 2009

Zone: B-2-2

Review Update:

- Although applicant did not show up for this meeting, plan submitted were reviewed and the committee has offered the following revisions and comments. Upon revising the plan, applicants are advised to submit revised two sets of plans for final approval and stamp.

Next Steps:

- Applicant will be notified to submit two revised plan.

Note:

- Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.
- All approved final site plans must be stamped

Minutes will be provided to: Jay McCullough.

Discussion on Cedar Hill County PUD Traffic Impact on Baltimore City Road

Plans Date: February 11, 2009

This meeting was attended:

- Representatives of Transportation did not show up while representatives of Real Estate, Sharon Kempa – 410-396-4768, and Deatra Eggleston – 410-396-4768; President's Office Babila Lima - BDC – Roseann Walsh and Laris Salamacha 410-837-9305 and planning were present.

Discussion Note:

This meeting was schedule with the request of Roseanne Walsh of BDC for the purpose of reviewing the PUD plan by Anne Arundel County at the Baltimore city boundary where all the residential development is totally on the county side. The meeting was to review the impact of this development on the Baltimore City roads, Aspen and Pennington Avenue. The invited attends from Transportation did not show up the meeting did not go through.

Next Steps:

The next steps for the applicants are the following:

- BDC will meet with Transportation at the pre-scheduled community meeting and at the Board of Estimates meeting where land sale will be convened.

Note:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will not be sent to applicants.

4939 BELAIR ROAD/ USED CAR DEALERSHIP - REVIEW UPDATE

Plans Date: October 21, 2008

Zoning: B-3-1

Urban Renewal: None

Environmental: None

Total Site Area: 17,000 sf

Total Disturbed Area: 13,000 sf

Gross Floor Area: N/A

In addition to the committee members and Planning Staff, in attendance were:

- Applicant did not show up.

Review update:

The Site plan review committee has reviewed the plan submitted at this plan review date and had found it to be different than the plan approved on March 12, 2008. The committee did not accept the new plan, because it lacks the following:

There is a landscape plan for this development that was approved by the SPRC on March 12, 2008. The approved plan meets the requirements and works well within the site conditions. The recently submitted plan should not be accepted in place of the 3/12/08 plan. Amongst other reasons:

- the proposed soil panel\ planting area along the west side is too narrow for planting the proposed shrubs,
- Leland cypress are proposed along the eastern boundary of the site—which are right up against the house next door (the house doesn't appear on the plans)
- It eliminates the red maples and shrubs parallel to Parkwood Ave, leaving nothing but asphalt and concrete.

Next Steps:

The next steps for the applicants are the following:

- The developer needs to implement the approved plan with the landscape plan that is part of the building permit.

Note:

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Minutes will be provided on request.